

Appendix D

Local Zoning and Planning Documentation

- b. Issuance of a move-on or conventional building permit; or
- c. Approval of Preliminary Plat; or
- d. Approval to construct subdivision improvements; or
- e. Approval of Final Plat.

Section 4.6-12 Communication Antennas and Communication Towers.

A. Applicability; use of existing structures.

1. All new communication antennas and communication towers in Madison County shall be subject to these land development regulations and all other applicable building and construction codes. In the event of any conflict between other land development regulations and the regulations contained in this Section, the provisions of this Section shall override and supersede such other regulations unless otherwise specifically set forth herein.
2.
 - (a) All communication towers existing on August 18, 1999, (the effective date of this ordinance) shall be allowed to continue to be used as they presently exist. Routine maintenance or minor modifications to accommodate the collocation of an additional user or users shall be permitted on such existing towers subject to the criteria in (b) below. New construction, other than routine maintenance and modifications to accommodate collocation on an existing communication tower, shall comply with the requirements of this Section.
 - (b) For communication antennas, replacement of antennas on a structure with different antennas shall be considered routine maintenance or a minor modification to accommodate the collocation of an additional user or users so long as the replacements antenna(s) does not increase the height of any structure other than a communication tower on which it is placed by more than twenty-five (25) feet.
3. For purposes of this Section, a communication tower that has received final approval in the form of a building permit for an approved site and development plan or where substantial construction has been completed shall be considered an existing tower so long as such approval is valid and unexpired as of the effective date of this ordinance.
4. No comprehensive plan amendment or variance shall be required to locate a communication antenna on an existing nonresidential structure or multi-family residential structure; provided, however, that the communication antenna does not extend more than (50) feet above the existing structure. Such structures may include, but are not limited to, nonresidential buildings, water towers, existing communications towers, recreational light fixtures and essential service provider facilities.
5. A communication antenna may be attached to an existing nonresidential structure, or multi-family residential structures thirty-five (35) feet in height or greater as identified in subsection A.4 above, upon approval of a building

permit and written notice to the County Administrator, or his designee, at least thirty (30) days prior to be installation of the antenna, provided such notice certifies that any such collocation is accomplished in a manner consistent with the following:

- (a) A communication tower which is modified or reconstructed to accommodate the collocation of an additional communication antenna shall be of the same tower type as the existing tower, unless reconstructed as a monopole.
- (b) Height
 - (i) An existing communication tower may be modified or rebuilt to a taller height not to exceed forty (40) feet over the communication tower's existing height to accommodate the collocation of an additional communication antenna, but in no case shall the height of the tower and proposed extension be greater than the distance to an existing residential structure.
 - (ii) In order to accommodate more than one additional collocation, an applicant may seek approval for a height increase in excess of the forty (40) feet allowed in Subsection (i) above, but in no case shall the height of the tower and the proposed extension be greater than the distance to an existing residential structure.
 - (iii) Whenever modified in accordance with the provisions of this Section, the new height of the modified or rebuilt communication tower shall not exceed the maximum height of 35 feet unless the height restriction is inconsistent with Federal law or the applicant demonstrates to the County that a tower height in excess of the maximum height is necessary to provide the proposed telecommunication service(s).
- (c) Onsite location.
 - (i) A communication tower which is being rebuilt to accommodate the collocation of an additional communication antenna may be moved onsite within fifty (50) feet of its original location, and shall be exempt from the setback requirements of this section.
 - (ii) After the communication tower is rebuilt to accommodate collocation, the existing tower must be dismantled and removed within sixty (60) days after the rebuilding so only one communication tower may remain on the tower site.

- B.** All communication towers or antennas proposed in the unincorporated areas of the County shall comply with any airport regulations of the Madison County Code.
- C.** The provisions of this shall not apply to communications towers or antennas located on property owned by the United States, State of Florida, Madison County, or any Municipality located within Madison County, provided those towers are owned by those public entities and are used exclusively for the provision of fire safety, law enforcement emergency management and/or emergency medical services telecommunications.
- D.** Nothing herein shall be construed as regulating or applying to antennas or towers utilized solely by amateur radio operators licensed by FCC, or solely as residential receiving antennas or towers.
- E. Location.**
1. A communication tower or communication antenna may be located in any land use district so long as it meets the requirements of this Section, and conforms with any historic preservation elements of the County's comprehensive plan.
 2. A communication tower may be located on a lot used for other principal uses on a parcel smaller than the minimum lot size required in the land use district. This parcel shall be considered as the "tower site." The tower site, but not the entire lot, shall be subject to all the requirements of this Section, except as specifically provided herein.
- F. Minimum distance of communication towers from other property.**
1. All towers shall be located at least 300 feet, but not less than the height of the proposed tower itself from the nearest privately owned property line, unless a waiver is obtained from all property owners within) 300' or the height of the tower, whichever is greater
 2. Distance shall be measured from the center of the base of the communication tower to the nearest residential lot line.
 3. Where a communication tower is being proposed on a site with an existing residential structure, the distance of the proposed tower from structure shall not be less than the height of the tower itself and shall comply with the provisions of subsection C.1. above.
- G. Tower Permitting.**
1. Feasibility of Co-location. Co-location shall be deemed to be "feasible" for purposes of this Section unless the applicant demonstrates that one or all of the following items cannot be met:

- a. The owner or person who otherwise controls the communication tower or other structure under consideration for collocation will undertake to charge fair and reasonable market rent or other fair and reasonable market compensation for collocation.
- b. The site on which collocation is being considered, taking into consideration reasonable modification or replacement of a facility, is able to provide sufficient structural support.
- c. The collocation being considered is technologically reasonable, e.g., the collocation will not result in unreasonable interference, given appropriate physical and other adjustment in relation to the structure and antennas.
- d. The height of the structure necessary for collocation will not be increased beyond a point deemed to be permissible by the County Administrator or his designee, taking into consideration the several standards contained in this Section.

2. New Communication Towers, Antennas and Other Communication Devices.

- a. A tower permit must be obtained from the County before any communication tower can be constructed. A permit must also be obtained from the County before any antenna or other communication device is attached to or collocated on an existing tower. The applicant must submit a non-refundable fee to the County when the application for a permit is submitted, in the amount set by Resolution of the County. This permit fee will be in addition to the fees required for special exceptions under the County's Land Development Regulations.
- b. A tower permit for the location and use of a communication tower shall not be granted unless and until the applicant demonstrates that a feasible collocation, pursuant to Subsection D(1) above, is not available for the coverage area and capacity needs.
- c. All new communication towers shall be designed and constructed so as to accommodate collocation of a least six service providers. The County shall maintain a list of all communication tower applicants. No new communication tower shall be permitted unless the applicant demonstrates, in writing, that no existing communication tower or structure can accommodate the applicant's proposed antenna, consistent with the requirements of this Ordinance.
- d. No tower permit will be granted and no communication towers shall be constructed, unless the applicant has a carrier ready for immediate location/occupancy thereon, and presents evidence to the County of such.

- e. All applicants receiving a permit must in fact allow for collocation of antennas or other communication devices of at least six service providers, at a reasonable fee, and shall make or allow to be made minor modifications to the tower to accept such collocation.

H. Tower application and provisions governing the issuance of tower permits.

1. Prior to receiving a building permit for construction of the communication tower, the County shall require the posting of security or performance bond, in an amount to be determined by the County, not to exceed the cost of removal, to ensure removal of such communication tower(s) if it becomes abandoned as described in subsection O of this section.
2. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer, as otherwise required by law.
3. An applicant for a tower permit submit the information described in this Section and a non-refundable fee as established by resolution of the County Commissioners.
4. Information requires. In addition to any information required by the Land Development Regulations in accordance with the development review regulations of the Madison County code, applicants for a tower permit shall submit the following information:
 - a. A scaled site plan clearly indicating the location, type and height of the proposed communication tower, on-site land uses and future land use, adjacent land uses and (including when adjacent to other municipalities), Master Plan classification of the site and all properties within the applicable setback areas, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed communication tower and any other structures, topography, parking, and other information deemed by the County to be necessary to assess compliance with this ordinance.
 - b. Legal description of the parent tract and tower site or leased parcel (if applicable).
 - c. The setback distance between the proposed tower and the nearest residential unit, platted residentially zoned properties, and unplatted residential zoned properties.
 - d. The location of all communication towers and communication antennas within a one (1) mile radius of the location of the proposed communication tower.
 - e. A landscape plan showing specific landscape materials.

- f. Method of fencing, and finished color and, if applicable, the method of camouflage and illumination.
- g. A description of compliance with the requirements of this Section and all applicable federal, state or local laws.
- h. A notarized statement by the applicant as to whether construction of the tower will accommodate collocation of additional antennas for future users.
- i. A description of the suitability of the use of existing communication towers or other structures to provide the services to be provided through the use of the proposed new tower.
- j. The location of the proposed communication tower in digital format compatible with the County's GIS System.
- k. A list of all property owners within 300', or the height of the tower, whichever is greater.

I. Maximum height. No tower shall be designed to a height greater than 350 feet unless the applicant demonstrates to the County that a tower height greater than 350 feet is necessary to provide the proposed telecommunications service(s) or the maximum height restriction is inconsistent with Federal law.

- 1. Minimum yard requirements. There are no minimum yard requirements for communication towers.
- 2. Illumination. Communication towers shall not be artificially lighted except to assure human safety or as required by the Federal Aviation Administration (FAA).
- 3. Finished color. Communication towers not requiring FAA painting/markings shall be painted red and white.
- 4. Structural design. Communication towers shall be designed and constructed to ensure that the structural failure or collapse of the tower will not create a safety hazard, according to the latest EIA/TIA 222 Standards, to adjoining properties. Communication towers shall be constructed to the latest EIA/TIA 222/Standards, as published by the Electronic Industries Association, which may be amended from time to time, and all applicable County building codes. Further, any improvements and /or additions (i.e., antenna, satellite dishes, etc.) to existing communication towers shall require submission of site and structural plans sealed and verified by a professional engineer which demonstrate compliance with the latest EIA/TIA 222 Standards in effect at the time of said improvement or addition. Said plans shall be submitted to and reviewed and approved by the County in accordance with its site plan review process.

5. Fencing. A minimum eight foot finished masonry wall or an eight foot fence with not less than 85% opacity shall be required around all communication tower sites. Access to the tower shall be through a locked gate.
6. No advertising. Neither the communication tower nor the tower site shall be used for advertising purposes and shall not contain any signs for the purpose off advertising.
7. Landscaping. The visual impacts of residentially or commercially located communication towers shall be mitigated through landscaping or other screening materials at the base of the tower and ancillary structures as follows:
 - a. A row of shade trees a minimum of ten (10) feet tall and a maximum of twenty (20) feet apart shall be planted around the perimeter of the leased parcel:
 - b. A continuous hedge at least thirty-six (36) inches high at the time of planting, capable of growing to at least forth-eight (48) inches in height within eighteen (18) months, shall be planted in the landscape buffer;
 - c. All required landscaping shall be of the evergreen variety;
 - d. All required landscaping shall be xeriscape tolerant or irrigated and properly maintained to ensure good health and vitality;
 - e. Required landscaping shall be installed outside the fence or wall; and
 - f. Existing vegetation shall be preserved to the maximum extent practicable and may be credited as appropriate toward meeting landscaping practicable. And may be credited as appropriate toward meeting landscaping requirements.
 - g. An applicant may request deviation to the standards in this Section in accordance with applicable Madison County codes.

J. The County shall consider the following factors in determining whether to issue a tower permit.

1. Height of the proposed communication tower.
2. Proximity of the communication tower to residential structures and residential district boundaries;
3. Nature of uses on adjacent and nearby properties, within five hundred (500) feet of the tower site property line;
4. Surrounding topography;

5. Surrounding tree coverage and foliage;
6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
7. Proposed ingress and egress; and
8. Availability of suitable existing towers or other structures.

K. No new communication tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the County that no existing communication tower or structure can accommodate the applicant's proposed antenna. An applicant shall submit information requested by the County related to the availability of suitable existing communication towers or other structures. The County may hire, at the expense of the applicant, an expert to evaluate this information and advise the County. Evidence submitted to demonstrate that no existing communication tower or structure can accommodate the applicant's proposed communication antenna may consist of any of the following:

1. No existing communication towers or structures are located within the geographic area which meet applicant's engineering requirements.
2. Existing communication towers or structures are not of sufficient height to meet applicant's engineering requirements, and may not be altered to meet such requirements.
3. Existing communication towers or structures do not have sufficient structural strength to support applicant's proposed communication antenna and related equipment.
4. The applicant's proposed communication antenna would cause electromagnetic interference with the communication antenna on the existing communication towers or structures, or the communication antenna on the existing communication towers or structures would cause interference with the applicant's proposed communication antenna.
5. The fees, costs, or contractual provisions required by the owner in order to share an existing communication tower or structure or to adapt an existing communication tower or structure for sharing renders collocation infeasible or unreasonable. Costs exceeding new communication tower development are presumed to be unreasonable.
6. The applicant demonstrates that there are other limiting factors that render existing communication towers and structures unsuitable.

L. Madison County encourages the users of towers and antennas to submit a single application for approval of multiple towers and /or antenna sites, and to utilize existing public facilities owned by Madison County through lease situations as sites.

M. Nonconforming communication towers. To the extent set forth herein, the restrictions on nonconforming uses and structures contained in the Madison County Land Development Code are modified and supplemented by this Section. Existing nonconforming communication towers may be repaired if the tower has received damage to no more than 50% of its structure. If existing nonconforming communication towers receive damage to more than 50% of its structure, the tower may not be repaired or rebuilt unless it complies with the provisions of this ordinance. Building permits to rebuild the tower shall comply with the applicable County codes and shall be obtained within ninety (90) days from the date the tower is damaged or destroyed. If no permit is applied for, or obtained, or if said permit expires, the communication tower shall be deemed abandoned as specified in paragraph O hereinafter.

N. Abandonment.

1. In the event the County Administrator or his designee suspects that the use of any communication tower has been discontinued for a period of thirty (30) consecutive days, the County Administrator or his designee shall send written notice to the address(es) provided on the permit application so notifying the owner of the tower and the property owner. Such notices shall be sent by both regular and certified mail return receipt requested. If no written response is received by the County within thirty (30) days mailing notice, the tower shall be deemed abandoned as the 30th day set out above.
2. Upon timely receipt of written response, the Board of County Commissioners may summarily determine that the tower in question is not abandonment or hold an evidentiary hearing and determine whether the tower is in fact abandoned and if so, the date of abandoned.
3. To find the tower has been abandoned, the Board of County Commission must determine by the greater weight if the evidence presented at such hearing that the tower had not been used for any communication purpose for sixty (60) days or more prior to the date of mailing the notice set out above. The party asserting the tower is not abandoned shall bear the burden of proof at such hearing.
4. Upon the determination of such abandonment, the owners/operator of the tower shall have an additional sixty (60) days within which to demonstrate to the County that the owner/operator has: (1) reactivated the use of the tower or transfer the tower to another owner/operator who makes actual use of the tower, or (2) dismantled and removed the tower. At the earlier of sixty (60) days from the date of abandonment without reactivation or upon completion of dismantling and removal, any exception and/or variance approval for the tower shall automatically expire.
5. In the event the communication tower is not reactivated or removed as provided for above, the County may dismantle and/or remove the communications tower and the owner/operator or owner of real property upon

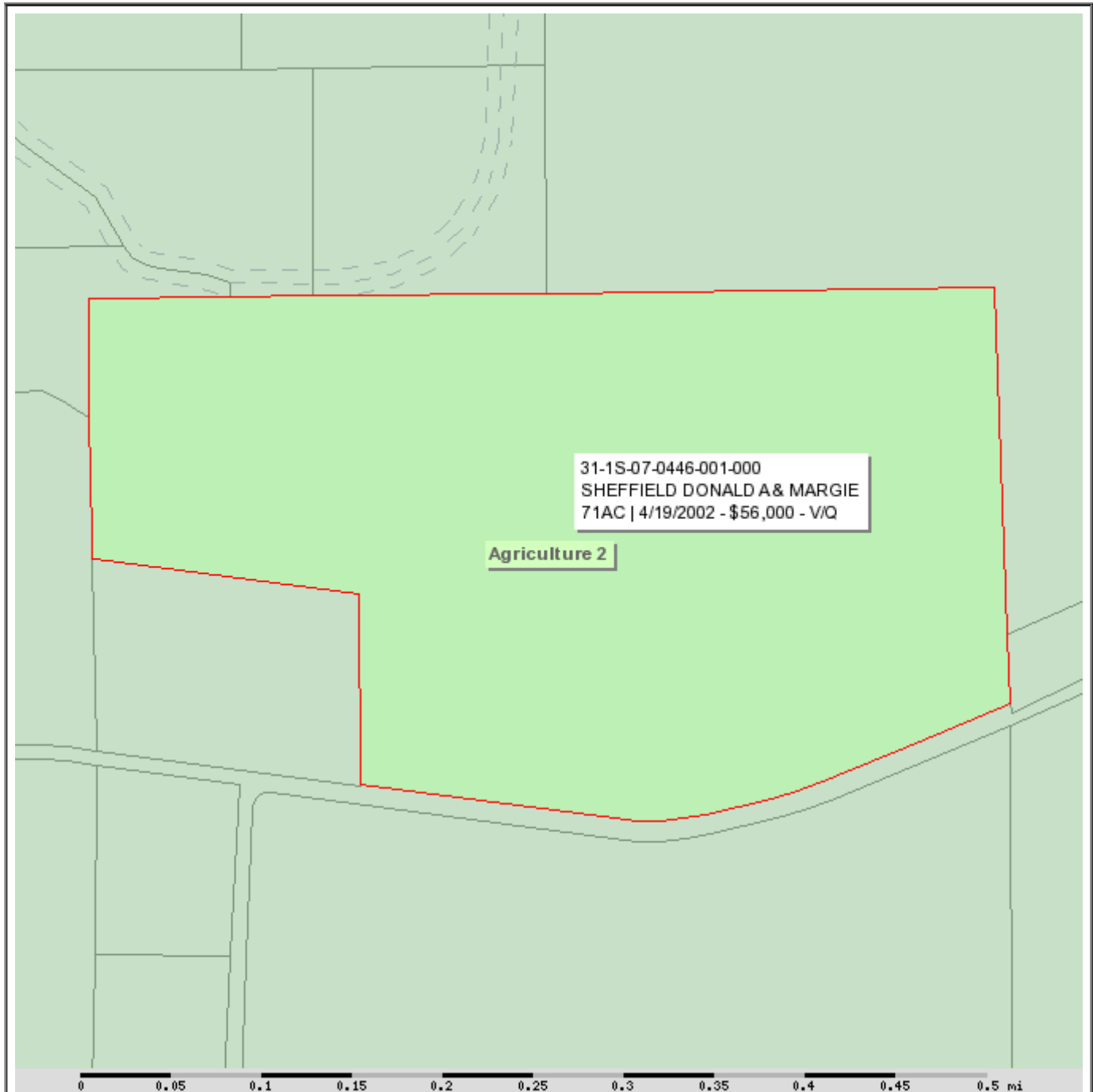
which the tower is located agrees that the County may recover the expense of the removal from the owner/operator, or said owner of real property, or both.

- a. Any abandoned communications. Tower dismantled and/or removed by the County shall immediately become the property of the County, along with all equipment or other personal attached property attached thereto, and the County may retain or dispose of said towers and other personal property as it deems is in the best interest of the County.
 - b. In no event shall the County be required to dismantle and/or remove any abandoned communication tower. In lieu of or in addition to dismantling and/or removing abandoned communication towers, the County may utilize its Code Enforcement powers as set out in Chapter 162, Florida Statutes.
- O.** Certification of Compliance with Federal Communication Commission (FCC) NIER Standards. Prior to receiving final inspection, adequate proof shall be submitted to the County Administrator or his designee documenting that the communication tower complies with all current FCC regulations for nonionizing electromagnetic radiation (NIER). The County Administrator or his designee shall indicate on the site plan approval that this certification has been received.
- P.** Ownership marketing. All Communication towers shall be marked with proper indicia of ownership, located at the entry gate.
- Q.** All provisions of this code must be next prior to the issuance of a certificate of occupancy.

4.6-13 Temporary Special Use Permit

Any person owning real property in the County may apply for a Temporary Special Use Permit to allow the temporary siting of mobile homes or other temporary structures on a large residential lot for temporary living quarters for family members who may be mentally or physically handicapped or for living quarters for persons to care for those persons who already live on the lot and are in need of such care due to mental or physical handicap.

- A.** **Where allowed.** Temporary Special Use Permits may be allowed in any district which allows residential use.
- B.** **Procedure for requesting a Temporary Special Use Permit.** In order to request a Temporary Special Use Permit a person owning real property in the County shall submit a completed application on a form prepared by the County and pay the required fee. The applicant shall attach to the application written proof of the alleged physical and/or mental handicap and the reason such alleged physical and/or mental handicap requires the issuance of a Temporary Special Use Permit. The written proof required hereunder may include but not necessarily be limited to the written opinion of licensed medical doctor or a copy of a written final determination of any state or



Madison County Planning & Zoning

Jeanne Bass, - Madison, Florida - 850-973-3179 ext. 35

PARCEL: 31-1S-07-0446-001-000 - PASTURE AV (006107)

NE4 OF SW4, NW4 OF SE4 AND THAT PART OF SE4 OF SW4 & SE4 LYING ON COPPED RD

Name: SHEFFIELD DONALD A & MARGIE

Site: 554 SW 1 FEDERAL RD

Mail: 361 SW OKALOOWAY

GREENVILLE, FL 32331

Sales 4/19/2002

Info 2/4/1992

\$56,000.00 V / Q

\$24,300.00 V / U

2016 Certified Values

Land \$1,500.00

Bldg \$0.00

Assd \$10,655.00

Exmpt \$0.00

Other: \$10,655 | Schl: \$10,655

NOTES:



This information, updated: 1/26/2017, was derived from data which was compiled by the Madison County Planning & Zoning Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

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Madison County Planning & Zoning

updated: 1/26/2017

Parcel: 31-1S-07-0446-001-000

[<< Next Lower Parcel](#)
[Next Higher Parcel >>](#)

2016 Tax Roll Year

[Retrieve Tax Record](#)
[Property Appraiser](#)
[Interactive GIS Map](#)
[Print](#)

Search Result: 1 of 1

Owner & Property Info

Owner's Name	SHEFFIELD DONALD A & MARGIE		
Site Address	554 SW 1 FEDERAL RD		
Mailing Address	361 SW OKALOO WAY GREENVILLE, FL 32331		
Brief Desc.	NE4 OF SW4, NW4 OF SE4 AND THAT PART OF SE4 OF SW4 & SE4 LYING N OF CO PAVED RD		
Use Desc. (code)	PASTURE AV (006107)		
Neighborhood	000000.00	Tax District	10
Map Number	35C	Market Area	05
Total Land Area	71.000 ACRES		

Planning & Zoning

- Agriculture 1
- Agriculture 2
- Commercial
- Commerce Park
- Conservation
- Hwy Interchange
- Incorporated
- Industrial
- Mixed Use
- Public Use
- Residential 1
- Lakes & Wetlands

Property & Assessment Values

2016 Certified Values	
Mkt Land Value	cnt: (1) \$1,500.00
Ag Land Value	cnt: (2) \$9,155.00
Building Value	cnt: (0) \$0.00
XFOB Value	cnt: (0) \$0.00
Total Appraised Value	\$10,655.00
Just Value	\$77,500.00
Class Value	\$10,655.00
Assessed Value	\$10,655.00
Exempt Value	\$0.00
Total Taxable Value	Cnty: \$10,655 Other: \$10,655 Schl: \$10,655

2017 Working Values

NOTE:
2017 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

[Show Working Values](#)

GIS Aerial



Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
4/19/2002	617/274	WD	V	Q		\$56,000.00
2/4/1992	264/171	WD	V	U		\$24,300.00

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE							

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
006107	GRAZING SO (AG)	0000041.000 AC	1.00/1.00/1.00/1.00	\$195.00	\$7,995.00
005910	SWAMP (PRO (AG)	0000029.000 AC	1.00/1.00/1.00/1.00	\$40.00	\$1,160.00
000200	MOBILE HOM (MKT)	0000001.000 AC	1.00/1.00/1.00/1.00	\$1,500.00	\$1,500.00

Madison County Planning & Zoning

updated: 1/26/2017

**ZONING/LAND USE COMPLIANCE
FOR DEVELOPMENT PERMIT**

PROPERTY OWNER: Donald & Margie Sheffield
PARCEL ID# 31-15-07-0446-001-000 #OF ACRES: 71 ac
SUBDIVISION: NA LOT #: _____
PROPERTY ADDRESS: 554 SW 1 Federal Rd
Greenville, FL 32331
PURPOSE OF DEVELOPMENT PERMIT: to put cell tower on property
OF EXISTING RESIDENCES ON PROPERTY: 0
OWNER/or OWNER'S AGENT SIGNATURE: Mary Solik for owner
CONTACT PHONE # 407-367-7868

THIS SECTION IS TO BE COMPLETED BY STAFF ONLY

LAND USE CATEGORY: A-2

FLOOD ZONE: X FEMA MAP NUMBER: 120149 12079C 0385 C
ELEVATION CERTIFICATION REQUIRED _____ YES ✓ NO
SITE PLAN REQUIRED: ✓ YES _____ NO In file

ADDITIONAL COMMENTS / INFO REQUESTED OR PROVIDED:

Special Exception granted by BOCC 10/26/16

PERMIT FEE: \$2,000.00 PAYMENT TYPE: ✓ CHECK _____ CASH _____ CREDIT/DEBIT

AUTHORIZED SIGNATURE: Jeanne Bass DATE: October 26, 2016

DISCLAIMER:

THIS IS TO ADVISE YOU THAT THE ABOVE NAMED PROPERTY OWNER IS IN COMPLIANCE WITH THE DENSITY REQUIREMENTS OF MADISON COUNTY COMPREHENSIVE LAND USE REGULATIONS AS OF DATE ABOVE.

PLEASE NOTE: ALL OTHER PERMITS REQUIRED MUST STILL BE OBTAINED.

DEVELOPMENT	
PERMIT NUMBER:	<u>16-144</u>
RECEIPT NUMBER:	<u>34347</u>

GIS 911 Addressing Office

229 SW Pinckney St. Rm. 210 * Courthouse Annex * Madison FL 32340
Phone (850) 973-1454 • Fax (850) 973-3659

Date: 10/28/2016

Parcel #: 31-15-07-0446-001-000

Address: 554 SW 1 FEDERAL RD

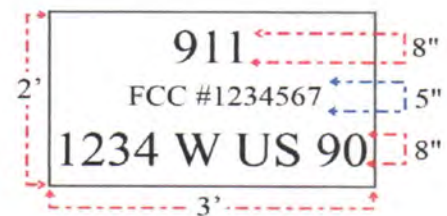
Town: GREENVILLE Zip: 32331

How To Display Address Information at Cell Tower Locations

In compliance with the Board of County Commissioners Ordinance No. 2003-127 concerning the display of the 911 address at the tower site, it is very important that the correct address be displayed at the entrance to the property, visible from the road in both directions and also on the tower fence, so that in case of an emergency, Emergency services can respond in the fastest way possible.

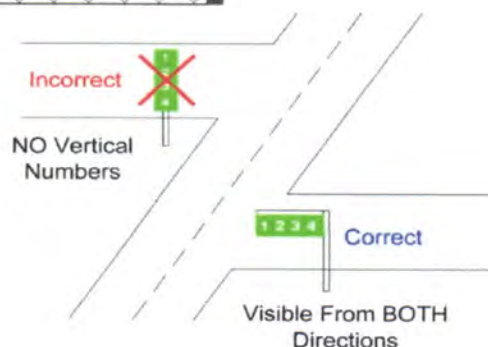
Section 5, Paragraph A-4 Industrial and Commercial Structures in Low-Density Areas - All industrial and commercial structures located in low-density development areas (areas in which small residential address numbers are not visible from the road) shall display address numbers of not less than six inches in height. The number shall contrast in color with the background on which it is affixed and shall be visible day or night from the street. When possible, the number shall be displayed beside or over the main entrance of the structure.

EXAMPLE: At Location:



EXAMPLE: At Entrance:

(If the /sign on the fence is not visible from the road.



From: [Fuller, Michael](#)
To: [Sarah Morales](#)
Subject: RE: Sheffield Pasture - Verbal Verification for proposed cell tower
Date: Wednesday, June 29, 2016 5:22:13 PM
Attachments: [image001.gif](#)

10-2 Self Certification through FDEP is how consultants normally handle construction projects.

From: Sarah Morales [<mailto:S.Morales@trileaf.com>]
Sent: Wednesday, June 29, 2016 5:21 PM
To: Fuller, Michael <mjf@srwmd.org>
Subject: RE: Sheffield Pasture - Verbal Verification for proposed cell tower

That's great and thanks Michel! The construction team and engineers will handle the erosion control methods and I will pass along your message and specify this.

Does SJRWMD require anything else for this project - notification, reporting, self-certification, etc.?

Thanks,

Sarah N. Morales
Project Manager
Health and Safety
Licensed Mold Assessor MRSA# 665

Trileaf_Logo_Email



1051 Winderley Place, Suite 201
Maitland, Florida 32751
(407)660-7840 Office
(407)660-7394 Fax
(407)792-9764 Wireless

From: Fuller, Michael [<mailto:mjf@srwmd.org>]
Sent: Wednesday, June 29, 2016 5:16 PM
To: Sarah Morales <S.Morales@trileaf.com>
Subject: RE: Sheffield Pasture - Verbal Verification for proposed cell tower

Sarah:

Good news, just common sense using turbidity barriers and straw to capture any runoff or prevent erosion.

Mike

From: Sarah Morales [<mailto:S.Morales@trileaf.com>]
Sent: Wednesday, June 29, 2016 4:27 PM

To: Fuller, Michael <mjf@srwmd.org>

Subject: RE: Sheffield Pasture - Verbal Verification for proposed cell tower

Good Afternoon Michael.

We received the updated field survey with the wetland delineation marked and it appears that there will be no direct impacts to wetlands!! Hooray!

However, the project site is within the 25 foot buffer - at around 15 feet at its closest point. You mentioned there would be no permitting or mitigation required for this but that you would like to see erosion control methods. Can you let me know what those methods are in detail or what documentation you would like us to reference to adhere to erosion control, and if you require follow up documentation before, during, or after construction?

We are looking to wrap up our NEPA report for this project. Thanks a bunch!

Sarah N. Morales
Project Manager
Health and Safety
Licensed Mold Assessor MRSA# 665

Trileaf_Logo_Email



1051 Winderley Place, Suite 201
Maitland, Florida 32751
(407)660-7840 Office
(407)660-7394 Fax
(407)792-9764 Wireless

From: Sarah Morales

Sent: Tuesday, June 14, 2016 10:38 AM

To: 'Fuller, Michael' <mjf@srwmd.org>

Subject: RE: Sheffield Pasture - Verbal Verification for proposed cell tower

Good Morning Michael,

Thank you for taking your time to look at our site and discuss it with me over the phone.

We greatly appreciate the details provided on the permit type that would be needed, as well as the mitigation credits/bank information. In addition, you confirmed concurrence with the delineated wetland line and that this wetland does require a 25 foot buffer but, if direct impacts to the wetland can be avoided, you would allow this development to minimally intrude on the buffer by placing erosion control barriers during construction to protect the wetland. You added that mitigation may not be required, as well, if impacts to the wetland are avoided.

The last piece is determining the UMAM score or quality of the wetland- as the mitigation bank indicated this will determine the cost. As our scientist here is not familiar with the UMAM scoring process, but did fill out all the wetland data/docs for the delineation that can be seen in the report submitted, we were wondering if you would be able to provide a preliminary UMAM score?

Thanks,

Sarah N. Morales
Project Manager
Health and Safety
Licensed Mold Assessor MRSA# 665

Trileaf_Logo_Email



1051 Winderley Place, Suite 201
Maitland, Florida 32751
(407)660-7840 Office
(407)660-7394 Fax
(407)792-9764 Wireless

From: Sarah Morales

Sent: Tuesday, June 07, 2016 8:55 AM

To: 'Fuller, Michael' <mjf@srwmd.org>

Cc: Brian Brandon <B.Brandon@trileaf.com>; Elizabeth Jerry <E.Jerry@trileaf.com>

Subject: RE: Sheffield Pasture - Verbal Verification for proposed cell tower

That's great. Would you be available around 9:15 am?

Sarah N. Morales
Project Manager
Health and Safety
Licensed Mold Assessor MRSA# 665

Trileaf_Logo_Email



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From: Fuller, Michael [<mailto:mjf@srwmd.org>]

Sent: Tuesday, June 07, 2016 8:44 AM

To: Sarah Morales <S.Morales@trileaf.com>

Subject: RE: Sheffield Pasture - Verbal Verification for proposed cell tower

Sarah:

I am in the office today.

Mike

Michael J. Fuller
Environmental Scientist II
Suwannee River Water Management District
9225 CR 49
Live Oak FL 32060
386.362.1001 - Office
800.226.1066 – Office
386.208.2465 - Cell
www.mysuwanneeriver.com

From: Sarah Morales [<mailto:S.Morales@trileaf.com>]

Sent: Tuesday, June 07, 2016 8:22 AM

To: Fuller, Michael <mjf@srwmd.org>

Subject: RE: Sheffield Pasture - Verbal Verification for proposed cell tower

Good Morning,

I wanted to follow up on the below email and conversation we had regarding the delineated wetlands at this site, and see if there's a good time to give you a call to discuss the details?

Thanks,

Sarah N. Morales
Project Manager
Health and Safety
Licensed Mold Assessor MRSA# 665

Trileaf_Logo_Email



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(407)792-9764 Wireless

From: Sarah Morales

Sent: Tuesday, May 31, 2016 4:19 PM

To: 'mjf@srwmd.org' <mjf@srwmd.org>

Cc: Elizabeth Jerry <E.Jerry@trileaf.com>; Brian Brandon <B.Brandon@trileaf.com>

Subject: Sheffield Pasture - Verbal Verification for proposed cell tower

Good Afternoon Michael,

As we discussed over the phone, we'd like to informally consult with you on the location of the delineated wetlands for this proposed project. At this moment, we have discussed curving the proposed access road of the tower site to avoid wetland impacts, with our client, and we'd like to get your input on the wetlands delineated, as well as the UMAM for the proposed project.

Therefore, Trileaf is pleased to provide the wetland delineation report completed for the site located in parcel # 31-1S-07-0446-001-000, County Road 328, Greenville, Madison County, Florida 32331. I am out this week but please feel free to contact me with any questions regarding the project at my cell number below. You can also feel free to contact Brian Brandon, the wetland specialist for this project, or Elizabeth Jerry at the office- 407-660-7840.

Thank you,

Sarah N. Morales
Project Manager
Health and Safety
Licensed Mold Assessor MRSA# 665

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Florida Department of
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

**SELF-CERTIFICATION FOR
A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING
LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND
LESS THAN 2 ACRES OF IMPERVIOUS SURFACES**

Owner(s)/Permittee(s):	Verizon Wireless
File No:	0357191001EG
File Name:	VERIZON WIRELESS CELL TOWER
Site Address:	CR 328 Greenville FL - 32331
County:	Madison
Latitude:	30° 21' 17.0652"
Longitude:	-83° 39' 33.7406"
Total Project Area:	.45
Total Impervious Surface Area:	.32
Approximate Date of Commencement of Construction:	09/25/2017
Registered Florida Professional:	Brennon Clayton
License No.:	82731
Company:	Kimley-Horn

Date: August 31, 2017

Brennon Clayton certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

- (a) The total project area involves less than 10 acres and less than 2 acres of impervious surface;
- (b) Activities will not impact wetlands or other surface waters;
- (c) Activities are not conducted in, on, or over wetlands or other surface waters;
- (d) Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
- (e) The project is not part of a larger common plan, development, or sale; and
- (f) The project does not:
 - 1. Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

- 2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
- 3.Cause a violation of state water quality standards; or
- 4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards. Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer. This notice can be submitted to:

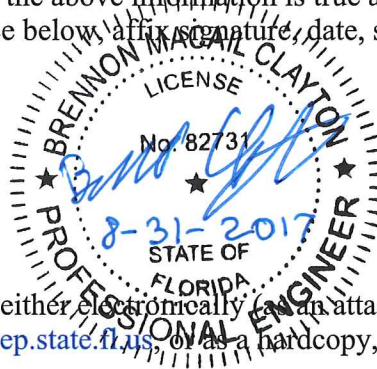
FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL 32256

This certification was submitted along with the following electronic documents:

File Description
Construction Drawing

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Brennon Clayton, License No. 82731, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).



This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at Erp.selfcerts@dep.state.fl.us, or as a hardcopy, at the postal address below:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL 32256

ORDINANCE NO. 2012 - 206

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF MADISON COUNTY, FLORIDA, TO REPEAL AND REPLACE ORDINANCE NO. 2010 – 190 ENTITLED FLOODPLAIN MANAGEMENT ORDINANCE; TO AMEND CHAPTER 6 OF THE MADISON COUNTY LAND DEVELOPMENT CODE; TO ADOPT FLOOD HAZARD MAPS, TO DESIGNATE A FLOODPLAIN ADMINISTRATOR, TO ADOPT PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, AND FOR OTHER PURPOSES; TO ADOPT LOCAL ADMINISTRATIVE AMENDMENTS TO THE FLORIDA BUILDING CODE; PROVIDING FOR APPLICABILITY; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of Madison County, Florida and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, Madison County, Florida was accepted for participation in the National Flood Insurance Program on May 3, 2010 and the Board of County Commissioners desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

WHEREAS, Chapter 553, Florida Statutes, was adopted by the Florida Legislature to provide a mechanism for the uniform adoption, updating, amendment, interpretation and enforcement of a state building code, called the *Florida Building Code*; and

WHEREAS, section 553.73(5), Florida Statutes, allows adoption of local administrative amendments to the *Florida Building Code* to implement the National Flood Insurance Program; and

WHEREAS, the Board of County Commissioners has determined that it is in the public interest to adopt the proposed floodplain management regulations that are coordinated with the *Florida Building Code*.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Madison County, Florida that the following floodplain management regulations, and the following local administrative amendments to the 2010 *Florida Building Code*, are hereby adopted.

SECTION 1. RECITALS.

The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

**SECTION 2. This ordinance specifically repeals and replaces the following ordinance:
Ordinance 2010-190.**

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

101.1 Title. These regulations shall be known as the *Floodplain Management Ordinance* of Madison County, Florida, hereinafter referred to as "this ordinance."

101.2 Scope. The provisions of this ordinance shall apply to all development that is wholly within or partially within any flood hazard area, including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the *Florida Building Code*; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.

101.3 Intent. The purposes of this ordinance and the flood load and flood resistant construction requirements of the *Florida Building Code* are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

1. Minimize unnecessary disruption of commerce, access and public service during times of flooding;
2. Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
3. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
4. Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
5. Minimize damage to public and private facilities and utilities;
6. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
7. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
8. Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.

101.4 Coordination with the *Florida Building Code*. This ordinance is intended to be administered and enforced in conjunction with the *Florida Building Code*. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the *Florida Building Code*.

101.5 Warning. The degree of flood protection required by this ordinance and the *Florida Building Code*, as amended by this community, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will

occur. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the Federal Emergency Management Agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this ordinance.

101.6 Disclaimer of Liability. This ordinance shall not create liability on the part of the Board of County Commissioners of Madison County or by any officer or employee thereof for any flood damage that results from reliance on this ordinance or any administrative decision lawfully made thereunder.

SECTION 102 APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

102.2 Areas to which this ordinance applies. This ordinance shall apply to all flood hazard areas within Madison County, as established in Section 102.3 of this ordinance.

102.3 Basis for establishing flood hazard areas. The Flood Insurance Study for Madison County dated May 3, 2010, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this ordinance and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Board of County Commissioner's office, 229 SW Pinckney Street, Suite 219, Madison, Florida 32340 and are available online at www.madisoncountyfl.com in the Planning Department section of the website.

102.3.1 Submission of additional data to establish flood hazard areas. To establish flood hazard areas and base flood elevations, pursuant to Section 105 of this ordinance the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:

1. Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this ordinance and, as applicable, the requirements of the *Florida Building Code*.
2. Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a Letter of Map Change that removes the area from the special flood hazard area.

102.4 Other laws. The provisions of this ordinance shall not be deemed to nullify any provisions of local, state or federal law.

102.5 Abrogation and greater restrictions. This ordinance supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or

abrogate any existing ordinances including but not limited to land development regulations, zoning ordinances, stormwater management regulations, or the *Florida Building Code*. In the event of a conflict between this ordinance and any other ordinance, the more restrictive shall govern. This ordinance shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this ordinance.

102.6 Interpretation. In the interpretation and application of this ordinance, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

SECTION 103 DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

103.1 Designation. The Building Official or his designee is designated as the Floodplain Administrator. The Floodplain Administrator may delegate performance of certain duties to other employees.

103.2 General. The Floodplain Administrator is authorized and directed to administer and enforce the provisions of this ordinance. The Floodplain Administrator shall have the authority to render interpretations of this ordinance consistent with the intent and purpose of this ordinance and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this ordinance without the granting of a variance pursuant to Section 107 of this ordinance.

103.3 Applications and permits. The Floodplain Administrator, in coordination with other pertinent offices of the community, shall:

1. Review applications and plans to determine whether proposed new development will be located in flood hazard areas;
2. Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this ordinance;
3. Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;
4. Provide available flood elevation and flood hazard information;
5. Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;
6. Review applications to determine whether proposed development will be reasonably safe from flooding;
7. Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*, when compliance with this ordinance is demonstrated, or disapprove the same in the event of noncompliance; and

8. Coordinate with and provide comments to the Building Official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this ordinance.

103.4 Determinations for existing buildings and structures. For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

1. Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
2. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
3. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
4. Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the *Florida Building Code* and this ordinance is required.

103.5 Modifications of the strict application of the requirements of the *Florida Building Code*. The Floodplain Administrator shall review requests submitted to the Building Official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Section 107 of this ordinance.

103.6 Notices and orders. The Floodplain Administrator shall coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this ordinance.

103.7 Inspections. The Floodplain Administrator shall make the required inspections as specified in Section 106 of this ordinance for development that is not subject to the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*. The Floodplain Administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.

103.8 Other duties of the Floodplain Administrator. The Floodplain Administrator shall have other duties, including but not limited to:

1. Establish, in coordination with the Building Official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 103.4 of this ordinance;
2. Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain

Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);

3. Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available;
4. Review required design certifications and documentation of elevations specified by this ordinance and the *Florida Building Code* and this ordinance to determine that such certifications and documentations are complete; and
5. Notify the Federal Emergency Management Agency when the corporate boundaries of Madison County are modified.

103.9 Floodplain management records. Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this ordinance and the flood resistant construction requirements of the *Florida Building Code*, including Flood Insurance Rate Maps; Letters of Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the *Florida Building Code* and this ordinance; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this ordinance and the flood resistant construction requirements of the *Florida Building Code*. These records shall be available for public inspection at 229 SW Pinckney Street, Suite 219, Madison, Florida 32340.

SECTION 104 PERMITS

104.1 Permits required. Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the *Florida Building Code*, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this ordinance and all other applicable codes and regulations has been satisfied.

104.2 Floodplain development permits or approvals. Floodplain development permits or approvals shall be issued pursuant to this ordinance for any development activities not subject to the requirements of the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

104.2.1 Buildings, structures and facilities exempt from the *Florida Building Code*. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt

from the *Florida Building Code* and any further exemptions provided by law, which are subject to the requirements of this ordinance:

1. Railroads and ancillary facilities associated with the railroad.
2. Nonresidential farm buildings on farms, as provided in section 604.50, F.S.
3. Temporary buildings or sheds used exclusively for construction purposes. However, storage buildings less than 300 square feet used exclusively for storage only that do not have power or plumbing attached will still be exempt from elevation requirements. They will either need to be tied down or mobile.
4. Mobile or modular structures used as temporary offices.
5. Those structures or facilities of electric utilities, as defined in section 366.02, F.S., which are directly involved in the generation, transmission, or distribution of electricity.
6. Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.
7. Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
8. Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.
9. Structures identified in section 553.73(10)(k), F.S., are not exempt from the *Florida Building Code* if such structures are located in flood hazard areas established on Flood Insurance Rate Maps

104.3 Application for a permit or approval. To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

1. Identify and describe the development to be covered by the permit or approval.
2. Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
3. Indicate the use and occupancy for which the proposed development is intended.
4. Be accompanied by a site plan or construction documents as specified in Section 105 of this ordinance.
5. State the valuation of the proposed work.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the Floodplain Administrator.

104.4 Validity of permit or approval. The issuance of a floodplain development permit or approval pursuant to this ordinance shall not be construed to be a permit for, or approval of, any violation of this ordinance, the *Florida Building Codes*, or any other ordinance of this community. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the Floodplain Administrator from requiring the correction of errors

and omissions.

104.5 Expiration. A floodplain development permit or approval shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

104.6 Suspension or revocation. The Floodplain Administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate or incomplete information, or in violation of this ordinance or any other ordinance, regulation or requirement of this community.

104.7 Other permits required. Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:

1. The {insert name} Water Management District; section 373.036, F.S.
2. Florida Department of Health for onsite sewage treatment and disposal systems; section 381.0065, F.S. and Chapter 64E-6, F.A.C.
3. Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; section 161.055, F.S.
4. Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.

SECTION 105 SITE PLANS AND CONSTRUCTION DOCUMENTS

105.1 Information for development in flood hazard areas. The site plan or construction documents for any development subject to the requirements of this ordinance shall be drawn to scale and shall include, as applicable to the proposed development:

1. Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.
2. Where flood hazard areas, base flood elevations, or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section 105.2 of this ordinance.
3. Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and the base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 105.2(1) or (2) of this ordinance.
4. Location of the proposed activity and proposed structures, and locations of existing buildings and structures.
5. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
6. Where the placement of fill is proposed, the amount, type, and source of fill material;

compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.

7. Existing and proposed alignment of any proposed alteration of a watercourse.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this ordinance but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this ordinance.

105.2 Information in flood hazard areas without base flood elevations (approximate Zone A). Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

1. Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source; or
2. Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
 - a. Require the applicant to develop base flood elevation data prepared in accordance with currently accepted engineering practices; or
 - b. Specify that the base flood elevation is two (2) feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two (2) feet.
3. Where the base flood elevation data are to be used to support a Letter of Map Change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

105.3 Additional analyses and certifications. As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

1. For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 105.4 of this ordinance and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.
2. For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, a floodway encroachment analysis which

demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one (1) foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.

3. For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in Section 105.4 of this ordinance.

105.4 Submission of additional data. When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

SECTION 106 INSPECTIONS

106.1 General. Development for which a floodplain development permit or approval is required shall be subject to inspection.

106.1.1 Development other than buildings and structures. The Floodplain Administrator shall inspect all development to determine compliance with the requirements of this ordinance and the conditions of issued floodplain development permits or approvals.

106.1.2 Buildings, structures and facilities exempt from the *Florida Building Code*. The Floodplain Administrator shall inspect buildings, structures and facilities exempt from the *Florida Building Code* to determine compliance with the requirements of this ordinance and the conditions of issued floodplain development permits or approvals.

106.1.2.1 Buildings, structures and facilities exempt from the *Florida Building Code*, lowest floor inspection. Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the *Florida Building Code*, or the owner's authorized agent, shall submit to the Floodplain Administrator:

1. If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or
2. If the elevation used to determine the required elevation of the lowest floor was determined in accordance with Section 105.2(3) of this ordinance, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

106.1.2.2 Buildings, structures and facilities exempt from the *Florida Building Code*, final inspection. As part of the final inspection, the owner or owner's authorized agent shall submit to the Floodplain Administrator a final certification of elevation of the lowest floor or final

documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in Section 106.1.2.1 of this ordinance.

106.1.3 Manufactured homes. The {Floodplain Administrator or Building Official} shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this ordinance and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the Building Official.

SECTION 107 VARIANCES AND APPEALS

107.1 General. The Board of County Commissioners shall hear and decide on requests for appeals and requests for variances from the strict application of this ordinance. Pursuant to section 553.73(5), F.S., the Board of County Commissioners shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the *Florida Building Code*.

107.2 Appeals. The Board of County Commissioners shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of this ordinance. Any person aggrieved by the decision of the Board of County Commissioners may appeal such decision to the Circuit Court, as provided by Florida Statutes.

107.3 Limitations on authority to grant variances. The Board of County Commissioners shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in Section 107.6 of this ordinance, the conditions of issuance set forth in Section 107.7 of this ordinance, and the comments and recommendations of the Floodplain Administrator and/or the Building Official. The Board of County Commissioners has the right to attach such conditions as it deems necessary to further the purposes and objectives of this ordinance.

107.3.1 Restrictions in floodways. A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in Section 105.3 of this ordinance.

107.4 Historic buildings. A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the *Florida Building Code, Existing Building*, Chapter 11 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the *Florida Building Code*.

107.5 Functionally dependent uses. A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this ordinance, provided the variance meets the requirements of Section 107.3.1, is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base

flood.

107.6 Considerations for issuance of variances. In reviewing requests for variances, the Board of County Commissioners shall consider all technical evaluations, all relevant factors, all other applicable provisions of the *Florida Building Code*, this ordinance, and the following:

1. The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
4. The importance of the services provided by the proposed development to the community;
5. The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
6. The compatibility of the proposed development with existing and anticipated development;
7. The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
8. The safety of access to the property in times of flooding for ordinary and emergency vehicles;
9. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
10. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

107.7 Conditions for issuance of variances. Variances shall be issued only upon:

1. Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this ordinance or the required elevation standards;
2. Determination by the Board of County Commissioners that:
 - a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
 - b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and
 - c. The variance is the minimum necessary, considering the flood hazard, to afford relief;
3. Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the Office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land; and

4. If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25 for \$100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

SECTION 108 VIOLATIONS

108.1 Violations. Any development that is not within the scope of the *Florida Building Code* but that is regulated by this ordinance that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this ordinance, shall be deemed a violation of this ordinance. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this ordinance or the *Florida Building Code* is presumed to be a violation until such time as that documentation is provided.

108.2 Authority. For development that is not within the scope of the *Florida Building Code* but that is regulated by this ordinance and that is determined to be a violation, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

108.3 Unlawful continuance. Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

CHAPTER 2 DEFINITIONS

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this ordinance, have the meanings shown in this section.

201.2 Terms defined in the *Florida Building Code*. Where terms are not defined in this ordinance and are defined in the *Florida Building Code*, such terms shall have the meanings ascribed to them in that code.

201.3 Terms not defined. Where terms are not defined in this ordinance or the *Florida Building Code*, such terms shall have ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

Alteration of a watercourse. A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Appeal. A request for a review of the Floodplain Administrator's interpretation of any provision of this ordinance or a request for a variance.

ASCE 24. A standard titled *Flood Resistant Design and Construction* that is referenced by the *Florida Building Code*. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

Base flood. A flood having a 1-percent chance of being equaled or exceeded in any given year. [Also defined in FBC, B, Section 1612.2.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood."

Base flood elevation. The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM). [Also defined in FBC, B, Section 1612.2.]

Basement. The portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in FBC, B, Section 1612.2.]

Design flood. The flood associated with the greater of the following two areas: [Also defined in FBC, B, Section 1612.2.]

1. Area with a floodplain subject to a 1-percent or greater chance of flooding in any year; or
2. Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Design flood elevation. The elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet. [Also defined in FBC, B, Section 1612.2.]

Development. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

Encroachment. The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Existing building and existing structure. Any buildings and structures for which the "start of construction" commenced before {date the community's first floodplain management ordinance was adopted}. [Also defined in FBC, B, Section 1612.2.]

Existing manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before {date the community's first floodplain management ordinance was adopted}.

Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Federal Emergency Management Agency (FEMA). The federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in FBC, B, Section 1612.2.]

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood damage-resistant materials. Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in FBC, B, Section 1612.2.]

Flood hazard area. The greater of the following two areas: [Also defined in FBC, B, Section 1612.2.]

1. The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Flood Insurance Rate Map (FIRM). The official map of the community on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community. [Also defined in FBC, B, Section 1612.2.]

Flood Insurance Study (FIS). The official report provided by the Federal Emergency Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in FBC, B, Section 1612.2.]

Floodplain Administrator. The office or position designated and charged with the administration and enforcement of this ordinance (may be referred to as the Floodplain Manager).

Floodplain development permit or approval. An official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this ordinance.

Floodway. The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. [Also defined in FBC, B, Section 1612.2.]

Floodway encroachment analysis. An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood

elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

Florida Building Code. The family of codes adopted by the Florida Building Commission, including: *Florida Building Code, Building*; *Florida Building Code, Residential*; *Florida Building Code, Existing Building*; *Florida Building Code, Mechanical*; *Florida Building Code, Plumbing*; *Florida Building Code, Fuel Gas*.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

Highest adjacent grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Historic structure. Any structure that is determined eligible for the exception to the flood hazard area requirements of the *Florida Building Code, Existing Building*, Chapter 11 Historic Buildings.

Letter of Map Change (LOMC). An official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

Letter of Map Amendment (LOMA): An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

Letter of Map Revision (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

Letter of Map Revision Based on Fill (LOMR-F): A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

Conditional Letter of Map Revision (CLOMR): A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

Light-duty truck. As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

1. Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or
2. Designed primarily for transportation of persons and has a capacity of more than 12 persons; or

3. Available with special features enabling off-street or off-highway operation and use.

Lowest floor. The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the *Florida Building Code* or ASCE 24. [Also defined in FBC, B, Section 1612.2.]

Manufactured home. A structure, transportable in one or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." [Also defined in 15C-1.0101, F.A.C.]

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value. The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this ordinance, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, Actual Cash Value (replacement cost depreciated for age and quality of construction), or tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser.

New construction. For the purposes of administration of this ordinance and the flood resistant construction requirements of the *Florida Building Code*, structures for which the "start of construction" commenced on or after May 3, 2010 and includes any subsequent improvements to such structures.

New manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after May 3, 2010.

Park trailer. A transportable unit which has a body width not exceeding fourteen (14) feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in 15C-1.0101, F.A.C.]

Recreational vehicle. A vehicle, including a park trailer, which is: [Defined in section 320.01(b), F.S.)

1. Built on a single chassis;
2. Four hundred (400) square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light-duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Special flood hazard area. An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in FBC, B Section 1612.2.]

Start of construction. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Also defined in FBC, B Section 1612.2.]

Substantial damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. [Also defined in FBC, B Section 1612.2.]

Substantial improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in FBC, B, Section 1612.2.]

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Variance. A grant of relief from the requirements of this ordinance, or the flood resistant construction requirements of the *Florida Building Code*, which permits construction in a manner that would not otherwise be permitted by this ordinance or the *Florida Building Code*.

Watercourse. A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

CHAPTER 3 FLOOD RESISTANT DEVELOPMENT

SECTION 301 BUILDINGS AND STRUCTURES

301.1 Design and construction of buildings, structures and facilities exempt from the *Florida Building Code*. Pursuant to Section 104.2.1 of this ordinance, buildings, structures, and facilities that are exempt from the *Florida Building Code*, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed

in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the *Florida Building Code* that are not walled and roofed buildings shall comply with the requirements of Section 307 of this ordinance.

SECTION 302 SUBDIVISIONS

302.1 Minimum requirements. Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

1. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
2. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
3. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

302.2 Subdivision plats. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

1. Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats and final plats;
2. Where the subdivision has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 105.2(1) or (2) of this ordinance; and
3. Compliance with the site improvement and utilities requirements of Section 303 of this ordinance.

SECTION 303 SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS

303.1 Minimum requirements. All proposed new development shall be reviewed to determine that:

1. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
2. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
3. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

303.2 Sanitary sewage facilities. All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Chapter 64E-6, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.

303.3 Water supply facilities. All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Chapter 62-532.500, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.

303.4 Limitations on sites in regulatory floodways. No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in Section 105.3(1) of this ordinance demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

303.5 Limitations on placement of fill. Subject to the limitations of this ordinance, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the *Florida Building Code*.

SECTION 304 MANUFACTURED HOMES

304.1 General. All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to section 320.8249, F.S., and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this ordinance.

304.2 Foundations. All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of the *Florida Building Code Residential* Section R322.2 and this ordinance.

304.3 Anchoring. All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

304.4 Elevation. Manufactured homes that are placed, replaced, or substantially improved shall comply with Section 304.4.1 or 304.4.2 of this ordinance, as applicable.

304.4.1 General elevation requirement. Unless subject to the requirements of Section 304.4.2 of this ordinance, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R322.2 (Zone A).

304.4.2 Elevation requirement for certain existing manufactured home parks and subdivisions. Manufactured homes that are not subject to Section 304.4.1 of this ordinance, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:

1. Bottom of the frame of the manufactured home is at or above the elevation required in the *Florida Building Code, Residential* Section R322.2 (Zone A); or
2. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.

304.5 Enclosures. Fully enclosed areas below elevated manufactured homes shall comply with the requirements of the *Florida Building Code, Residential* Section R322 for such enclosed areas.

304.6 Utility equipment. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the *Florida Building Code, Residential* Section R322.

SECTION 305 RECREATIONAL VEHICLES AND PARK TRAILERS

305.1 Temporary placement. Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

1. Be on the site for fewer than 180 consecutive days; or
2. Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

305.2 Permanent placement. Recreational vehicles and park trailers that do not meet the limitations in Section 305.1 of this ordinance for temporary placement shall meet the requirements of Section 304 of this ordinance for manufactured homes.

SECTION 306 TANKS

306.1 Underground tanks. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.

306.2 Above-ground tanks, not elevated. Above-ground tanks that do not meet the elevation requirements of Section 306.3 of this ordinance shall be permitted in flood hazard areas provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

306.3 Above-ground tanks, elevated. Above-ground tanks in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.

306.4 Tank inlets and vents. Tank inlets, fill openings, outlets and vents shall be:

1. At or above the design flood elevation or fitted with covers designed to prevent the inflow

of floodwater or outflow of the contents of the tanks during conditions of the design flood;
and

2. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

SECTION 307 OTHER DEVELOPMENT

307.1 General requirements for other development. All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance or the *Florida Building Code*, shall:

1. Be located and constructed to minimize flood damage;
2. Meet the limitations of Section 303.4 of this ordinance if located in a regulated floodway;
3. Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
4. Be constructed of flood damage-resistant materials; and
5. Have mechanical, plumbing, and electrical systems above the design flood elevation, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

307.2 Fences in regulated floodways. Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Section 303.4 of this ordinance.

307.3 Retaining walls, sidewalks and driveways in regulated floodways. Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Section 303.4 of this ordinance.

307.4 Roads and watercourse crossings in regulated floodways. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of Section 303.4 of this ordinance. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of Section 105.3.3(3) of this ordinance.

SECTION 3. FISCAL IMPACT STATEMENT.

In terms of design, plan application review, construction and inspection of buildings and structures, the cost impact as an overall average is negligible in regard to the local technical amendments because all development has been subject to the requirements of the local floodplain management ordinance adopted for participation in the National Flood Insurance Program. In terms of lower potential for flood damage, there will be continued savings and benefits to consumers.

SECTION 4. APPLICABILITY.

For the purposes of jurisdictional applicability, this ordinance shall apply in Madison County. This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after January 1, 2013.

SECTION 5. REPEALER.

Any and all ordinances and regulations in conflict herewith are hereby repealed to the extent of any conflict.

SECTION 6. INCLUSION INTO THE CODE OF ORDINANCES.

It is the intent of the Board of County Commissioners that the provisions of this ordinance shall become and be made a part of the Madison County Land Development Code, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 7. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.

SECTION . EFFECTIVE DATE.

This ordinance shall take effect on January 1, 2013.

ADOPTED in regular session, with a quorum present and voting, by the Board of County Commissioners of Madison County, Florida, this 19th day of December, 2012.

MADISON COUNTY, FLORIDA



Roy W. Vickers, Chairman
Board of County Commissioners

ATTEST:



Tim Sanders
Clerk of Court

From: Jeanne Bass [mailto:planner@madisoncountyfl.com]
Sent: Thursday, March 02, 2017 1:40 PM
To: Sarah Morales <S.Morales@trileaf.com>
Cc: Renee Demps <bldgadmin@madisoncountyfl.com>; Rick Anderson <bldgofficial@madisoncountyfl.com>
Subject: RE: Floodplain elevation requirement

Good Afternoon Sarah,

If a structure is not within the designated special flood hazard area ("SFHA") as designated by FEMA, there is no requirement for elevation of that structure. Based on the survey we were provided for the location of the proposed cell tower, it is not going to be in a SFHA. The County would not have approved the Special Exception application to put a cell tower in a SFHA.

Also, there is no requirement for driveways to be elevated, even if they cross a SFHA, as our Floodplain Management Ordinance is only concerned with protecting dwellings and public buildings. So, there will be no County requirement to raise the driveway any higher than it currently is.

If there is anything else you need, just let us know!

Jeanne Bass

County Planner

850-973-3179

planner@madisoncountyfl.com

www.madisoncountyfl.com

From: Sarah Morales [<mailto:S.Morales@trileaf.com>]

Sent: Thursday, March 02, 2017 1:22 PM

To: Jeanne Bass

Subject: Floodplain elevation requirement

Good Afternoon Jeanne,

According to the Madison County Flood Ordinance, construction within floodplains is required to be elevated approximately 2 feet above the base flood elevation (BFE) determined for the associated floodplain. However, I just called to discuss this and confirmed that this requirement will not apply to the following, due to the small area and existing unpaved roadway. Thanks!

We have an already existing unpaved roadway, used by a residential landowner, that has a small area (estimated to be less than 1,000 square feet) located within a floodplain with a BFE of 82 feet. The elevation of the existing roadway is 83.21 feet AMSL at its lowest point and 83.91 feet at its highest point, and just short of the 2 foot above BFE Madison County elevation requirement.

This road is proposed to be used to access a cell tower that is proposed to be constructed on the landowners property. Therefore, we want to confirm that the existing unpaved road will not need to be altered to meet the exact 2 foot requirement, since the current elevation of the road is less than 1 foot shy of the requirement and is not proposed to be modified from its current state?

Thanks again,

Sarah N. Morales
Project Manager
Health and Safety
Licensed Mold Assessor MRSA# 665

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(407)792-9764 Wireless

Building Permit will be forwarded upon receipt



Trileaf Corporation
1051 Winderly Place
Suite 201
Maitland, FL 32751

October 13, 2017

RE: 101852 Sheffield Pasture

Dear Ms. Morales:

Verizon Wireless has leased land in Greenville, FL for the use and construction of a 300' self-support telecommunications tower. The property address is CR328, Greenville, FL 32331 (SITE Parcel ID R31-1S-07-0446-001-000). The parent parcel is approximately 71 acres and the leased area is 10,000 square feet with additional access and utility easements. The landowner also owns approximately 95 acres to the east which was also submitted as a candidate; however most of the acreage is located within a floodplain. The landowner was specific on where they would allow the tower and compound to be located because of the timber business operations being conducted on certain location of their properties.

Verizon Wireless has a lack of coverage in the area of Madison County. The selection of telecommunication tower sites must be based primarily on an established grid within a given service area with towers being constructed at specified nodes, thus creating a search area. As such, there is limited flexibility as to the location of the towers to allow for factors such as available sites and sometimes environmentally sensitive sites. The subject property also met zoning and planning requirements as well as avoiding environmentally sensitive areas.

The Madison County Sherriff's Office has expressed support of tower site in Madison County for enhanced emergency communications. The proposed site has been approved by the Madison County Board of County Commissioners.

The proposed location on the subject property was selected based on jurisdictional setback requirements and restrictions imposed by the property owner. The proposed site and main project area does not impact wetlands. However, the proposed access is located near a flood plain.

We hope you find this site selection methodology insightful. Please do not hesitate to contact us if any further information is required.

Sincerely,

Amy Cochran, Verizon Wireless
FL Real Estate Manager

Appendix E

Qualifications of Preparers



TYLER BROWN

PROJECT SCIENTIST

Education

Biology, B.S.
Indiana Wesleyan University / Marion, IN

Areas of Expertise

Mr. Brown has experience performing migratory bird evaluations for wireless communications projects, assessing migratory bird behaviors, the Migratory Bird Treaty Act, and Bald and Golden Eagle Protection Act. Mr. Brown also has experience performing site inspections and conducting environmental due diligence pursuant to EPA All Appropriate Inquiries (AAI) and the American Society of Testing and Materials (ASTM) as well as performing National Environmental Policy Act (NEPA) reviews for commercial real estate, lending, and wireless telecommunications projects.

Environmental service expertise includes the preparation and/or review of:

Phase I Environmental Site Assessments
National Wetlands Inventory Maps
Flood Insurance Rate Maps
Critical Habitat Maps
Soil Characterization

Field Reconnaissance
Historical Topographic Maps and Aerial Imagery
Land Use History
NEPA Environmental Assessments
Migratory Bird Evaluations

Additionally, Mr. Brown's previous work includes raptorial and shorebird monitoring, plant surveys, restoration of beach, wetland and sand-pine critical wildlife habitats and predator removal for protected shorebird species.

Certifications/Affiliations

ANSI/FCC RF Radiation Safety Competent Person



ELIZABETH JERRY

SENIOR PROJECT SCIENTIST

Education

B.S., Biology
University of Central Florida / Orlando, FL

Areas of Expertise

Ms. Jerry has experience performing site inspections and conducting environmental due diligence pursuant to EPA All Appropriate Inquiries (AAI) and the American Society of Testing and Materials (ASTM), as well as performing National Environmental Policy Act (NEPA) reviews for wireless telecommunications projects.

Environmental service expertise includes the preparation and/or review of:

Phase I Environmental Site Assessments	Field Reconnaissance
Phase II Environmental Site Assessments	Historical Topographic Maps and Aerial Imagery
Historical City Directories	Land Use History
Indoor Air Quality Assessments	Mold and Lead-Based Paint Surveys
Asbestos Inspections	Preliminary Risk Assessments
Environmental Evaluation Summaries	Soil and Groundwater Management Plans
Informal Section 7 Consultation	Section 106 Compliance
National Wetlands Inventory Maps	NEPA Environmental Assessments
Flood Insurance Rate Maps	Form 620/621 Submittals
Critical Habitat Maps	Local Government Consultation
Soil Characterization	Migratory Bird Evaluations
Archaeological and Architectural Impacts	Native American Consultation

Certifications/Affiliations

OSHA 40-Hour HAZWOPER with 8-hour refresher courses
ANSI/FCC RF Radiation Safety Competent Person
Certified Asbestos Building Inspector – FL, #150393-4828
EPA certified Lead-based Paint Inspector #FL-I-I152381-1
American Heart Association First Aid, CPR, and AED certification

Todd McMakin

Short Curriculum Vita

EDUCATIONAL BACKGROUND

1987 - 1991 B.S., College of Charleston (Charleston, SC) Major: Anthropology
1991 - 1995 M.A., University of Southern Mississippi (Hattiesburg, MS) Major: Anthropology

SELECT EXPERIENCE

January 2012 - Present

Stone Point Services, LLC: Owner, Principal Investigator, and Senior Archaeologist

July 2011 - December 2011

S&ME, Inc. and Benchmark Environmental Consultants, Inc.: Principal Investigator and Senior Archaeologist

October 1998 – July 2011

Texas Parks and Wildlife Department: Cultural Resources Specialist – Tyler, Texas

February 1995 – October 1998

Archaeologist/Project Manager/Principal Investigator, Brockington and Associates, Inc., South Carolina

August 1993 - January 1995

Project Manager, Earth Search, Inc., New Orleans, Louisiana

CERTIFICATION AND AWARD

Register of Professional Archaeologists (RPA)

Award of Merit in Archaeology. Presented by the Texas State Historic Preservation Office (SHPO)

RECENT EXPERIENCE

2012 *Archeological Survey of the Maxwell #2H Well Pad, Access Road, and Pipeline, Panola County, Texas.*
2012 *Archeological Survey of the Abbey Road #1 Well Pad, Access Road, and Pond, Houston County, Texas.*
2012 *Archeological Survey of the Bisons DU #1H Well Pad and Access Road, San Augustine County, Texas.*
2012 *Archeological Survey of the Navo Road Cell Tower Pad and Access Road, Denton County, Texas.*

2012 Desktop Environmental Mapping Projects (published under various authors) for Whittenton Group, Inc.

2013 *Archeological Survey of the Vera Black #12H Well Pad and Access Road, Panola County, TX.*

2013 *Cultural Resources Assessment for a Cell Tower at the Snider Plaza Location, Dallas, TX.*

2013 *Cultural Resources Background Assessment for a Cell Tower, Collier County, FL.*

2010- Various Cellular antennae surveys in Florida, Louisiana, South Carolina, Alabama, Texas, New Mexico,
2014 and Oklahoma.

Kimberly A. Wescott

Short Curriculum Vita

EDUCATIONAL BACKGROUND

- **2002 - 2006** B.S., University of Florida (Gainesville, FL) Major: Psychology
B.A., University of Florida (Gainesville, FL) Major: Anthropology
- **2007 - 2008** M.A., Georgia State University (Atlanta, GA) Major: Anthropology
- **2009 - Present** PhD, University of South Carolina (Columbia, SC) Major: Anthropology

SELECT EXPERIENCE

March 2014 - Present

Stone Point Services, LLC: Archaeologist and Principle Investigator

August 2013 - December 2013

South Carolina Army National Guard and SCIAA: On-Site Graduate Assistant at Fort McCrady, South Carolina

August 2012 – December 2013

University of South Carolina, Evening School: Instructor-of-Record

March 2012 – August 2012

SCIAA: Field Archaeologist/Crew Chief

August 2009 – March 2012

SCIAA: Graduate Research Assistant

January 2007 – January 2008

Brockington and Associates, Atlanta, GA.: Lab Technician

CERTIFICATION AND AWARD

Register of Professional Archaeologists (RPA)

ASSC Grant-in-Aid for Research in South Carolina

Outstanding Graduate Research Paper in Archaeology, Georgia State University

RECENT EXPERIENCE

- 2014 Various cellular antennae surveys in Texas, Arkansas, and Louisiana.
- 2014 Cultural Resources Survey of Upgrades to the Bringle Lake Trail, Texarkana, TX.
- 2014 Cultural Resources Survey of the Volga Indus Pipeline, Shelbyville, TX.
- 2013 Fort McCrady Historic Cemetery Survey, Eastover, SC
- 2013 17th and 18th century Chickasaw Foodways Study
- 2013 American Battlefield Protection Program Grant, Ackia and Ogoula Tchetoka, Tupelo, Mississippi
- 2013 Savannah River Survey Project, National Science Foundation Grant
- 2013 The Archaeology of Riverfront Village (38AK933), a Mississippian/Contact Period Occupation, Aiken County, South Carolina. Brockington and Associates.

Lori Lynn O'Neal

Archaeologist

Education

- 2011-Present. M.A. candidate, Applied Anthropology, Archaeology track, CRM concentration. University of South Florida (Graduation Fall 2015)
- 2010 B.A. with honors, Anthropology, University of Central Florida.

Archaeological Fieldwork/ Lab Experience

- 2013 - Graduate Assistant, University of South Florida Archaeological Field School, Crystal River, FL.
- 2013 - Crew Chief, Lake Dan Preserve Cultural Resource Assessment Survey, Hillsborough County, FL.
- 2012-2013 - Crew Chief, University of South Florida, Cypress Creek Survey Project.
- 2012 - Volunteer Archaeological Field Technician, National Park Service, Canaveral National Seashore.
- 2011-2012 - Archaeological Field Technician, Rocky Creek Survey Project.
- 2011-2013 - Lithic analysis for Indian River Anthropological Society, Fox Lake Project.
- 2010-2012 - Crew Chief, Fox Lake Project, Indian River Anthropological Society, Titusville, FL.
- 2010 - University of Florida Archaeological Field School with Dr. Ken Sassaman, Lake George, FL.
- 2010-2011 - Volunteer Field Technician, Central Florida Anthropological Society Historic excavation at Hartsfield House, Oakland, FL.
- 2010-2011 - Volunteer Field Technician, Central Florida Anthropological Society Historic excavation at Windermere School house, FL.
- 2009-2010 - Winter Garden Historical Society, identifying, photographing, documenting and displaying a Native American artifact collection.
- 2009 - Archaeological GIS project of Beni volunteer digitizing data, University of Central FL.

Publications

- Pluckhahn, Thomas J., Katrina Heller, Travis LaForge, Lori O'Neal
- 2012 *Cultural Resources Assessment Survey, Rocky Creek Nature Preserve*. University of South Florida Department of Anthropology, Tampa, Florida. Report prepared for Hillsborough County Parks Department. On file at the Division of Historical Resources, Tallahassee, Florida.
- Pluckhahn, Thomas J. (Editor), with contributions by Laura Collins, Melanie Coughlin, Maura B. Denny, Joseph A. Evans, Katrina M. Heller, Christopher N. Hunt, Lori O'Neal, and Thomas J. Pluckhahn
- 2012 *Public Archaeology at Crystal River Archaeological State Park: Assessments and Suggestions*. Department of Anthropology, the University of South Florida, Tampa. Prepared for Crystal River Archaeological State Park, Crystal River, Florida.



SARAH MORALES

PROJECT MANAGER

Education

B.S. Interdisciplinary Studies (Natural Science/Commerce), Environmental Studies
University of Central Florida / Orlando, Florida

Areas of Expertise

Ms. Morales has experience with the investigation and management of environmental due diligence pursuant to EPA All Appropriate Inquiries (AAI) and the American Society of Testing and Materials (ASTM), as well as National Environmental Policy Act (NEPA) and environmental permitting projects. Ms. Morales operates as the primary point-of-contact for clients over a large geography, specializing within the Southeast Region of the United States.

Environmental service expertise includes:

Environmental Site Assessments
Environmental Evaluation Summaries
Indoor Air Quality Assessments
CERCLA Liability
FCC Regulatory Compliance
NEPA Environmental Assessments
FAA Aeronautical Studies
Environmental Evaluation Summary
Environmental Permitting

Vendor Management
Critical Habitat and Species Review
Migratory Bird Evaluations
Nationwide Programmatic Agreement Review
Soil Characterization
DAS In-Building Limited Site Inspections
Soil and Groundwater Management
Local Government/Agency Coordination
Lead and Asbestos Analysis

Certifications/Affiliations

OSHA 40-Hour HAZWOPER
OSHA #511 Occupational Safety and Health Standards for General Industry
Certified Florida Mold Assessor – License #MRSA665
ANSI/FCC RF Radiation Safety Competent Person
Environmental Professional (EP) as defined by ASTM Standard E1527-13 (AAI)
Florida Association of Environmental Professionals
Central Florida Association of Environmental Professionals